

Changes to current zoning ordinances as discussed by the Rehoboth Beach Board Of Commissioners on May 15, 2006 (includes suggested changes made by Commissioners at that meeting)

NOTE: As of May 18, 2006 none of these proposed changes have been approved by the Board of Commissioners or specifically endorsed by any Commissioner other than Commissioner Barbour

Front Porches

Not subject to FAR, provided that they are: 1) attached to the first floor and are roofed, 2) only one floor (usable space (ie decks) not allowed on roof above), 3) open design consisting of screens and/or plastic windbreakers and no permanent windows, 4) not heated or air conditioned. No size limitation, but subject to setback requirements.

Note: "Front" is defined as the side facing the street for interior lots; for corner lots, "front" is defined as the side of the house that is used as the primary entrance.

Side Porches

Interior Lots

Not subject to FAR, provided that they are: 1) attached to the first floor, 2) only one floor (usable space (ie decks) not allowed on roof above), 3) open design consisting of screens and/or plastic windbreakers and no permanent windows, 4) not heated or air conditioned. No size limitation. All other setbacks apply (see "setbacks" section below),

Corner Lots and Side Setbacks

8' setback allowed on the street side and 6' setback allowed on the interior side, for an aggregate side setback of 14' PROVIDED that the side porch is at least 7' in width and is on the exterior, ie, the corner and not on the interior side.

Attics

Not included in FAR, provided that there is no permanent staircase. Scuttle holes and pull-down staircases allowed.

Basements

Not included in FAR, provided not more than 2 feet above ground and seven feet in height (measured from the finish floor to the bottom of the ceiling joists), and not used as living space. Existing basements are grandfathered, regardless of ceiling height, PROVIDED that they do not protrude from the ground more than 3 feet.

Ground elevation is measured from the center line at street level.

"Cellar" is removed from the code.

Relaxation of Residential FAR

Lots 4,200 SF to less than 5,000 SF: 2,500 SF. All other specifications apply.

New residential FAR: 5,000 SF lots and greater

Height

Overall exterior height: 35' maximum (including architectural embellishments), sloping from 24'. No flat roofs above 14', and no railings or roof decks permitted where the surface is above 14'. Chimneys may exceed 35 feet only if they are required for venting under code, and only to the height necessary for safety.

Interior Volume

Space with ceiling height above 10': Space below 10' doubled in calculation of FAR.

Roof Pitch

Minimum 5/12 or greater. Subject to Federal hurricane standards.

Setbacks

Side – 16' in the aggregate, with 6' minimums

Front – 15' if no porch; 10' with porch

Rear – 10' (current)

Note: "Front" is defined as the side facing the street for interior lots; for corner lots, "front" is defined as the side of the house that is used as the primary entrance.

Residential in commercial

Residential construction in commercial areas would be explicitly permitted, subject to R-2 FAR, setback and lot coverage restrictions. Mid-rise residential structures in commercial areas would also be subject to R-2 setback and lot coverage restrictions. Residential portions of mixed use structures would be subject to R-2 FAR and setback restrictions.

Architectural Review Task Force

Appointed by the Mayor and Commissioners, this body will review the issues of: 1) the merit of establishing an architectural review board or guidelines, 2) the merit of establishing historic/architectural/thematic protection districts, and 3) the merit of mixed used zoning, and report back to the Commission, with specific recommendations, within one year.